

COMMUNITY INPUT MEETING

IN THE MATTER OF:

CARSIN'S RUN PARK - CEDAR LANE SPORTS FOUNDATION

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The above-captioned matter was held on  
Tuesday, April 12, 2016, commencing at 6:05 p.m. at  
the Level Volunteer Fire Company, 3633 Level Village  
Road, Havre de Grace, Maryland 21078,

PRESENTING ON BEHALF OF THE APPLICANT:

SNEE, LUTCHE, HELMLINGER & SPIELBERGER, P.A.

By: Joseph F. Snee, Jr., Esq.

112 South Main Street  
Bel Air, Maryland 21014  
jsnee@slhslaw.com  
410-893-7500

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.

By: Rowan G. Glidden, RLA  
4692 Millennium Drive  
Belcamp, Maryland 21017  
rglidden@gwstephens.com  
410-297-2340

CEDAR LANE SPORTS FOUNDATION, INC.

By: John McHugh, Executive Director  
jmchugh@cedarlanesports.org  
443-807-1767

REPORTED BY:

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<p>1                   <b>PROCEEDINGS</b></p> <p>2</p> <p>3                   <b>MR. SNEE:</b> Good evening, everyone.</p> <p>4                   Good evening, everyone. My name is Joseph</p> <p>5                   Snee, S-N-E-E. I'm a lawyer. I represent Cedar</p> <p>6                   Lane Sports Foundation, Inc. That's a 501C</p> <p>7                   not-for-profit corporation. That would be the</p> <p>8                   tenant of these fields that we'll discuss here</p> <p>9                   tonight.</p> <p>10                  Also in attendance with me are John McHugh,</p> <p>11                  the executive director of the foundation, Rowan</p> <p>12                  Glidden, our civil engineer with George W. Stephens</p> <p>13                  and Associates and my legal assistant, Leigh Shotto.</p> <p>14                  If anybody hasn't signed in with Leigh,</p> <p>15                  please do so. We need to provide a record of who</p> <p>16                  attended through the Department of Planning and</p> <p>17                  Zoning sometime in the next ten to 14 days.</p> <p>18                  The purpose of tonight is a community input</p> <p>19                  meeting. It allows for the developer to present a</p> <p>20                  plan and for the community, you, to ask questions,</p> <p>21                  to make comments with respect to the plan.</p>	<p>1                   You can either ask for Joe or Leigh.</p> <p>2                   With respect to the engineering side, feel</p> <p>3                   free to call Rowan Glidden, G-L-I-D-D-E-N. Rowan,</p> <p>4                   your number?</p> <p>5                   <b>MR. GLIDDEN:</b> 410-297-2340. That's</p> <p>6                   410-297-2340.</p> <p>7                   <b>MR. SNEE:</b> And if you have any</p> <p>8                   questions for John McHugh, the executive director,</p> <p>9                   you can reach John at --</p> <p>10                  <b>MR. McHUGH:</b> 443-807-1767.</p> <p>11                  <b>MR. SNEE:</b> Okay. So I'll summarize the</p> <p>12                  plan for you. Currently, as most of you know, the</p> <p>13                  property is being used for athletic fields. There's</p> <p>14                  12 of them there today.</p> <p>15                  The proposal is that there will be 12 that</p> <p>16                  we're seeking approval for. It's essentially the</p> <p>17                  same 12 that are there now with a couple being</p> <p>18                  reconfigured for stormwater management facilities,</p> <p>19                  which Rowan will point to in a minute.</p> <p>20                  The reason we're doing this is we're simply</p> <p>21                  bringing these fields that exist today into code</p>
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<p>1                   Everything that we're saying and talking</p> <p>2                   about tonight is being taken down stenographically</p> <p>3                   by Ann, our court reporter, for Bel Air Reporting.</p> <p>4                   That is part of the community input requirement,</p> <p>5                   that we take everything down.</p> <p>6                   So when we get done speaking and you have</p> <p>7                   questions, if you could just speak one at a time,</p> <p>8                   state your name and address so we'll have a record</p> <p>9                   of that.</p> <p>10                  Following this meeting we'll have a</p> <p>11                  transcript typed up, and we'll provide a</p> <p>12                  certification to the Harford County Department of</p> <p>13                  Planning and Zoning that this community input</p> <p>14                  meeting, or CIM, took place, who was in attendance</p> <p>15                  and the comments that were made based on the</p> <p>16                  transcript.</p> <p>17                  If you have any questions after tonight,</p> <p>18                  you can reach us at 410-893-7500. That's the number</p> <p>19                  for our law firm. 410-893-7500. Sometimes we know</p> <p>20                  you'll think about something later. Feel free to</p> <p>21                  call and we'll get back to you as soon as possible.</p>	<p>1                   compliance based on 2016 code requirements. That's</p> <p>2                   the Harford County Department of Planning and</p> <p>3                   Zoning, Harford County Department of Public Works.</p> <p>4                   Those primarily are the two major entities.</p> <p>5                   Planning and Zoning regulates through the</p> <p>6                   zoning process the approval process for these</p> <p>7                   fields. And then the Harford County Department of</p> <p>8                   Public Works has management over stormwater</p> <p>9                   management and road issues.</p> <p>10                  The property is approximately 236.47 acres.</p> <p>11                  It consists of two parcels. Rowan, if you could</p> <p>12                  just point to the two.</p> <p>13                  <b>MR. GLIDDEN:</b> Sure. This is part of</p> <p>14                  Parcel 79 on the south side of Aldino Road, and then</p> <p>15                  there's also a part of Parcel 79 that's on the east</p> <p>16                  side of Carsin's Run Road. And then Parcel 138, I</p> <p>17                  believe is the number, that's where most of the</p> <p>18                  fields are right now.</p> <p>19                  <b>MR. SNEE:</b> So we're concerned with the</p> <p>20                  northwest side, that quadrant?</p> <p>21                  <b>MR. GLIDDEN:</b> Correct. Where the</p>

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<p>Page 6</p> <p>1 fields are currently being used, this is where we're 2 - we're just formalizing that plan that's currently 3 being utilized.</p> <p>4 MR. SNEE: So the fields are owned by 5 Harford County Investors Trust. It's a trust. And 6 then the tenant has been and will continue to be 7 Cedar Lane Sports Foundation, Inc.</p> <p>8 All of the property that Rowan pointed to 9 is zoned agricultural. And under the Harford County 10 Zoning Code, the athletic fields are what we say are 11 principally permitted in the agricultural district. 12 So they're permitted as a matter of right for these 13 recreational facilities.</p> <p>14 Access, if you could point to it, Rowan, 15 will be from Carsin's Run Road?</p> <p>16 MR. GLIDDEN: Carsin's Run Road, which 17 is where it is now. There's currently one main 18 point of access. And we're proposing to divide that 19 into two so that there's a one way in and a one way 20 out to create a circulation pattern on the site and 21 allow for the traffic to - as it exits to have time</p>	<p>Page 8</p> <p>1 And then within the parking lots there would be some 2 stormwater facilities to serve those parking lot 3 areas in the middle and then down at the southern 4 end of the site.</p> <p>5 MR. SNEE: All right. And if you could 6 just show the parking in the back and the stormwater 7 facility in the back that allows us to just tweak 8 those fields in the back.</p> <p>9 MR. GLIDDEN: Right. In order to 10 provide room for that stormwater management facility 11 there, which will be needed in order to treat the 12 runoff from this parking lot in here, we've had to 13 move the fields apart a little bit from where they 14 are now. And that's really the only major change in 15 where the park - ball fields are or soccer fields 16 as opposed to where they are currently being 17 utilized.</p> <p>18 MR. SNEE: Our concept plan is also 19 showing a proposed 40-by-50 building. Rowan.</p> <p>20 MR. GLIDDEN: It's right in the middle 21 of the site here, in the middle of the parking lot,</p>
<p>Page 7</p> <p>1 to make those turns and for all that stacking to 2 happen on the property as opposed to on the road 3 itself.</p> <p>4 MR. SNEE: With respect to parking, 840 5 parking spaces are required under the code, and 840 6 will be built.</p> <p>7 The site will also be served by five 8 stormwater management facilities. Rowan.</p> <p>9 MR. GLIDDEN: Sure. There's starting 10 at the north end here, basically there's a - as we 11 all know it's pretty flat out here. But there is a 12 little bit of relief. So there are some drainage 13 patterns.</p> <p>14 And there's a high point approximately here 15 on the site, near where the Legends operates, and 16 then there's a minor ridge line that runs this 17 direction and it creates some drainage patterns.</p> <p>18 So where this area drains to up in the 19 north end, it all drains down towards this area and 20 then goes across Carsin's Run Road. That's where we 21 propose to put one stormwater management facility.</p>	<p>Page 9</p> <p>1 and then about half the fields are on one side of it 2 and half the fields are on the other side of it.</p> <p>3 And this would be where they would possibly 4 put a building in for restrooms and for 5 administrative functions and for storage of 6 materials.</p> <p>7 MR. SNEE: Currently the site is served 8 by porta potties. That may be a future home for 9 men's and women's restrooms. If that in fact takes 10 place, we are required to provide a septic reserve 11 area, and that is reserved towards the back of the 12 property.</p> <p>13 MR. GLIDDEN: We've identified a 14 potential area, and that will be tested in the 15 upcoming weeks as to whether we can get some passing 16 perc tests.</p> <p>17 And to the extent that they pass, that 18 would determine the size of the septic field and the 19 size that we need to reserve for replacement fields. 20 But we just identified a large area here for testing 21 right now.</p>

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<p>1 MR. SNEE: Along the frontage Rowan has</p> <p>2 designed a 50-foot setback from the road with</p> <p>3 berming. If you want to describe that, Rowan.</p> <p>4 MR. GLIDDEN: Sure. Right now along</p> <p>5 the frontage of Carsin's Run Road there's a hedge</p> <p>6 row or some older trees right along the edge of the</p> <p>7 road. And there's a ditch right along the edge.</p> <p>8 What we're proposing to do is to build,</p> <p>9 from the southern tip up to the exit and then</p> <p>10 between the exit and the entrance and then beyond</p> <p>11 the entrance up to this corner of the property, some</p> <p>12 berms that will be 4- to 5-feet tall. Some will be</p> <p>13 made out of earth. And that will screen the parking</p> <p>14 lots as well as the fields a bit from Carsin's Run</p> <p>15 Road. And they will be planted with maybe grasses</p> <p>16 and possibly some scrubs.</p> <p>17 MR. SNEE: And then Cedar Lane will be</p> <p>18 contracting with a traffic engineer by the name of</p> <p>19 Traffic Concepts. In the development, we do not</p> <p>20 need to do that until we submit for what we call DAC</p> <p>21 or the Development Advisory Committee.</p>	<p>1 You mentioned the proposed east side. Is</p> <p>2 there going to be anything built there in the near</p> <p>3 future or are you thinking --</p> <p>4 MR. GLIDDEN: Are you talking about</p> <p>5 over here?</p> <p>6 MS. DICUIRCI: Uh-huh.</p> <p>7 MR. GLIDDEN: Not as part of this plan.</p> <p>8 MS. DICUIRCI: Not part of this plan.</p> <p>9 But I'm talking about down the road.</p> <p>10 MR. GLIDDEN: I don't think there's any</p> <p>11 proposals or anticipation of use other than that.</p> <p>12 Its current use is farmland.</p> <p>13 MR. McHUGH: Rowan, just be real</p> <p>14 specific about what we lease right now. That will</p> <p>15 clarify that.</p> <p>16 MR. GLIDDEN: Sure. The area along</p> <p>17 Carsin's Run Road on the west side and up here and</p> <p>18 then back here, this is the area --</p> <p>19 MR. McHUGH: That is the extent of our</p> <p>20 lease.</p> <p>21 MR. GLIDDEN: That's the extent of</p>
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<p>1 So following tonight the community input</p> <p>2 meeting will be certified to the Department of</p> <p>3 Planning and Zoning. You can go on the website and</p> <p>4 see it. And then that allows Mr. Glidden with</p> <p>5 George W. Stephens to submit for DAC.</p> <p>6 In order to submit for DAC, amongst other</p> <p>7 things, we have to provide a traffic study through</p> <p>8 Traffic Concepts to determine levels of service and</p> <p>9 possible road improvements. So that submission will</p> <p>10 also be online. Or, if you want copies of anything,</p> <p>11 you can always give us a call as well.</p> <p>12 Rowan, was there anything else?</p> <p>13 MR. GLIDDEN: I think we've hit all the</p> <p>14 highlights.</p> <p>15 MR. SNEE: Okay. So at this time we'd</p> <p>16 open it up to questions, comments, concerns. And,</p> <p>17 again, if you would just raise your hand, be</p> <p>18 recognized, state your name and address for Ann, who</p> <p>19 can take it down, and then we'll go from there.</p> <p>20 MS. DICUIRCI: Ellen Dicuir, 406</p> <p>21 Aldino-Stepney Road.</p>	<p>1 Cedar Lane's lease. So that's the only area that</p> <p>2 we're proposing anything in, is related to that.</p> <p>3 So if somebody were to -- as part of the</p> <p>4 development review process, if somebody were to</p> <p>5 later on propose a use here or back here or over</p> <p>6 here or anywhere else, they'd have to repeat this</p> <p>7 process.</p> <p>8 MS. SMITH: Shelly Smith, S-M-I-T-H,</p> <p>9 527 Carsin's Run Road. I am directly across the</p> <p>10 street. Okay.</p> <p>11 So if you're going to -- for traffic, if</p> <p>12 you're widening the road for traffic, because the</p> <p>13 road is already deteriorating because of the water</p> <p>14 flow now, what side are you going to widen it on and</p> <p>15 from where to where.</p> <p>16 MR. GLIDDEN: That's something that</p> <p>17 will be determined during the development review</p> <p>18 process. Public Works will make that determination</p> <p>19 and tell us what we need to do.</p> <p>20 MS. SMITH: So when will we know about</p> <p>21 that because that affects us as far as what side</p>

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<p>1 you're going to widen the road and what's going to</p> <p>2 happen?</p> <p>3 MR. GLIDDEN: Sure. That will happen</p> <p>4 -- initially that will happen during the Development</p> <p>5 Advisory Committee meeting. That's when that first</p> <p>6 will come up. Now as the developer or the</p> <p>7 leaseholder of this property and in conjunction with</p> <p>8 the owner, they can only work on their frontage.</p> <p>9 They can't improve your frontage.</p> <p>10 MS. SMITH: Okay.</p> <p>11 MR. GLIDDEN: If Public Works were to</p> <p>12 determine that that's necessary, they would have to,</p> <p>13 along with the developer, approach you and discuss</p> <p>14 that. They couldn't do it by right on your</p> <p>15 property.</p> <p>16 MS. SMITH: Okay. Now will there be</p> <p>17 fencing around this park like there is Cedar Lane,</p> <p>18 around the whole park?</p> <p>19 MR. SNEE: John, do you want to address</p> <p>20 the fence issue? Stand up, please.</p> <p>21 MR. McHUGH: We've discussed that with</p>	<p>1 off of Aldino Road, which is easier access, instead</p> <p>2 of our road which (a) is skinnier and you have more</p> <p>3 houses right there on Carsin's Run Road than an</p> <p>4 entrance off Aldino, to where you're not blocking</p> <p>5 everyone from getting out of their houses?</p> <p>6 I work weekends. I can't get out of my</p> <p>7 driveway. I've sat there literally 15 minutes. I</p> <p>8 can't get out of my driveway. And then I can't get</p> <p>9 out to the end of the road.</p> <p>10 So am I supposed to leave 45 minutes</p> <p>11 earlier for work to get there on time on the</p> <p>12 weekend?</p> <p>13 Why not have an entrance off the state road</p> <p>14 which is a wider road with better access?</p> <p>15 MR. SNEE: We'll take a look at it for</p> <p>16 sure. And there is -- the issue there though is</p> <p>17 we'd be coming across land we do not lease.</p> <p>18 MS. SMITH: So you don't lease touching</p> <p>19 Aldino Road.</p> <p>20 MR. SNEE: Correct.</p> <p>21 MS. SMITH: Now is there going to be</p>
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<p>1 Planning and Zoning. We're going to have the</p> <p>2 berming there already. We're looking to do some</p> <p>3 type of fence, wooden fence post, something that</p> <p>4 will be acceptable in the area, not a chain link</p> <p>5 fence and something like we have around our</p> <p>6 facility.</p> <p>7 MS. SMITH: So privacywise is there</p> <p>8 going to be any blocking other than the berm?</p> <p>9 MR. McHUGH: No. Absolutely not.</p> <p>10 MS. SMITH: Now the trees, are they</p> <p>11 going to be gone across the street, where you say</p> <p>12 you're putting the berms? Because we've already had</p> <p>13 them fall on our fence, and we've had to pay for it</p> <p>14 even though they were across the street.</p> <p>15 So if you start disturbing that land, we're</p> <p>16 going to have more fall. Are you getting rid of</p> <p>17 those trees to build the berm along the roadside or</p> <p>18 no?</p> <p>19 MR. GLIDDEN: The trees would have to</p> <p>20 come down as part of the construction of that berm.</p> <p>21 MS. SMITH: Why not have an entrance</p>	<p>1 trash cleanup? Because I have dogs, okay, and every</p> <p>2 weekend I can't let them out of the house until I go</p> <p>3 clean up all the trash that's been thrown in my yard</p> <p>4 from the traffic.</p> <p>5 It's bumper to bumper from my house all the</p> <p>6 way down to Mahan Road every single weekend. I</p> <p>7 can't get out of my driveway. I have to patrol my</p> <p>8 yard before I let my dogs out. How are we going to</p> <p>9 control all of that?</p> <p>10 MR. SNEE: It's an issue but</p> <p>11 realistically --</p> <p>12 MS. SMITH: You work for the county,</p> <p>13 right?</p> <p>14 MR. SNEE: No. No. I do not work for</p> <p>15 the county.</p> <p>16 MS. SMITH: No. I meant the county.</p> <p>17 Because he's giving me county answers.</p> <p>18 MR. SNEE: No.</p> <p>19 MS. SMITH: Do any of you guys live</p> <p>20 around here to even see what we're going through on</p> <p>21 these weekends? From here. These people up here.</p>

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<p>1 MR. SNEE: I live in Bel Air.</p> <p>2 MS. SMITH: What about the rain runoff?</p> <p>3 Right now our yard already gets flooded. Every time</p> <p>4 it rains it comes across the street. You're</p> <p>5 disturbing the land.</p> <p>6 Yes, you'll have a berm. But where exactly</p> <p>7 is this rain runoff going to go?</p> <p>8 MR. GLIDDEN: Well, as part of</p> <p>9 engineering this site, as we go through the process</p> <p>10 we'll have to determine where all that water runs</p> <p>11 now.</p> <p>12 MS. SMITH: It's my yard.</p> <p>13 MR. GLIDDEN: I understand that. But</p> <p>14 we have to document that for Public Works as to</p> <p>15 where things run off now. And then we have to</p> <p>16 analyze, based on the design, changes and how that</p> <p>17 will effect that runoff.</p> <p>18 And our responsibility as the developer and</p> <p>19 us as the engineer is to capture and control that</p> <p>20 runoff so that it can't run off anymore than it's</p> <p>21 running off now.</p>	<p>1 I've given you. So why are we even having this</p> <p>2 meeting tonight?</p> <p>3 MR. GLIDDEN: At this point in time --</p> <p>4 MS. SMITH: You're not answering the</p> <p>5 questions, and you're blowing me off. I'm done.</p> <p>6 MR. FOX: My name is Brad Fox. I am a</p> <p>7 property owner adjacent to this property. And I</p> <p>8 know for a fact, after being here since 1980, Mr.</p> <p>9 Mike Barberry does not use this section of property</p> <p>10 for side cutting because there's a springhead there</p> <p>11 in the wet weather. He leaves it grow up.</p> <p>12 My property is adjacent to here, both to</p> <p>13 the Legends of the Fog and this proposed field,</p> <p>14 which these fields have been put up here until this</p> <p>15 new proposal.</p> <p>16 Now the other thing is from 6:00 in the</p> <p>17 morning until after dark we have stopped traffic in</p> <p>18 front of my house as far down the road towards 22 as</p> <p>19 I can see. Stopped traffic.</p> <p>20 You cannot access Carsin's Run Road from my</p> <p>21 driveway being this close to the property that's in</p>
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<p>1 MS. SMITH: But it could still run off</p> <p>2 the same and flood regardless.</p> <p>3 MR. GLIDDEN: It could but generally it</p> <p>4 doesn't.</p> <p>5 MS. SMITH: Now the exit is kind of</p> <p>6 right -- it aims against my property. How is that</p> <p>7 going to effect traffic, again, on that road being a</p> <p>8 county road?</p> <p>9 MR. GLIDDEN: This exit here is about</p> <p>10 100 feet off from the corner of your property. And</p> <p>11 I believe 250 feet --</p> <p>12 MS. SMITH: Regardless, they're already</p> <p>13 coming out and blocking up the road again. How are</p> <p>14 we going to make this traffic to where it's not</p> <p>15 bumper to bumper all the way down the road? How are</p> <p>16 we going to be able to do that?</p> <p>17 MR. GLIDDEN: That's something that we</p> <p>18 could go through the design process with Public</p> <p>19 Works --</p> <p>20 MS. SMITH: So basically you have no</p> <p>21 answers for me out of any of these questions that</p>	<p>1 question because of the traffic. So I am held</p> <p>2 hostage in my property as a result, as are the other</p> <p>3 property owners down the road because of the traffic</p> <p>4 going both ways.</p> <p>5 Now from my understanding Cedar Lane has</p> <p>6 sports events planned from the middle of March until</p> <p>7 the 20th of November, which means this road will be</p> <p>8 congested on the weekends and in cases for four days</p> <p>9 on the weekend where the property owners will not</p> <p>10 have access to this road at all, even emergency</p> <p>11 equipment.</p> <p>12 On occasion I've tried to go to church up</p> <p>13 this road to here at the Level and have to travel</p> <p>14 over a half a mile on the wrong side of the road</p> <p>15 which is unsafe.</p> <p>16 The other side of it is, I put a 3/4-inch</p> <p>17 steel cable across my driveway to keep people out of</p> <p>18 my yard.</p> <p>19 UNIDENTIFIED SPEAKER: We have to put</p> <p>20 cones in ours.</p> <p>21 MR. FOX: When I leave my house and</p>

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1 leave the cable down, I have found people in my yard  
2 back as far as my barn and garage, and they're still  
3 looking for where they're going. I found people in  
4 my front yard parked.

5 And my ground, like a lot of you that live  
6 in that area, is soft in wet weather so it's all  
7 rutted up as a result. I've had to put temporary  
8 fence posts across my frontage to keep them out of  
9 my yard.

10 My wife approached one young lady who said,  
11 I want to make a phone call. Not on my property.  
12 Where do you live so I can park on your property?  
13 Well, I didn't realize this was your yard.

14 My house is 40 feet from the road. Forty  
15 feet. So I've got all of this crap in my yard as  
16 well as the trash that blows across, even though  
17 they're supposed to keep it clean. I'm out in my  
18 fields picking the trash up.

19 Right now I can show you along my property  
20 line here where there's still trash that comes from  
21 the activities over there up against the fence row.

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1 county rules from my understanding. Whether I was  
2 told right or not, I don't know. That's what I was  
3 told. The state can do that. They can take our  
4 property. But the county cannot.

5 So what are the plans where you're going to  
6 put fields down here where there's a wetland  
7 already? I know it's a wetland, because my fields  
8 down here are wet in the spring and some parts of  
9 the summer. I can't hardly get my equipment on it  
10 because it's so wet. And I know it's draining down  
11 this way. Okay.

12 So what Mike Barberry, as the lessee of  
13 this land, is giving you is land he can't work, so  
14 he can utilize this land up here where you've had  
15 your fields in the past. Now he can cut side up  
16 there which is a moneymaker for him. So that's  
17 where we stand.

18 And you haven't addressed -- like the young  
19 lady back here said, you have not addressed any of  
20 these problems. This is a major problem.

21 We've had, at least that I know of since

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1 Now the other side is I understand just  
2 recently Cedar Lane has engaged either the sheriff's  
3 department or the state police at 22 to direct  
4 traffic because coming off of both hills, coming  
5 into Carsin's Run people are doing in excess of 40  
6 mile an hour.

7 And to get out there you're putting you  
8 life on the line, not to say you're putting your  
9 life on the line with the way the attitude of  
10 drivers are when you go out to go to the mailbox or  
11 get your vehicle out on the road to go somewhere,  
12 because they will not stop for you.

13 So where are you going to address this  
14 problem on Carsin's Run Road? The other side is,  
15 I've talked to the county people. They cannot --  
16 the county cannot widen this road without our  
17 permission. That is up to the state.

18 So if the county or Cedar Lane wants to  
19 widen the road at this end, which does not affect us  
20 down here, they have to do it on that property.  
21 They cannot encroach on our property. That's the

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1 I've been there, three major accidents. One car  
2 left the road because -- we don't have shoulders.  
3 We have ditches on both sides of the road. So if  
4 the car leaves the road, they're airborne, if  
5 they're going at any speed.

6 I had a car come across, hit the ditch on  
7 the right side and go across the road, go airborne  
8 across two yards and through two of my high-tension  
9 wire fences before it got stuck up against the  
10 telephone pole.

11 So where are we going with this, when you  
12 want to propose something like this? That's all I'm  
13 asking. And I need some answers as well as these  
14 other people.

15 We need some answers, because we know for a  
16 fact -- and the police wouldn't be out there  
17 watching the speed limit unless it's bumper to  
18 bumper -- they're doing 60 to 70 mile an hour, when  
19 there's nobody on that road. And it's marked right  
20 now at 40 mile an hour. And we know that for a fact  
21 by the accidents and the way people fly.

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<p style="text-align: right;">Page 26</p> <p>1        So where are you-all going with this?</p> <p>2        Because now you've -- and you've heard everybody in</p> <p>3        this area, on this road because we're hostage for</p> <p>4        the whole summer.</p> <p>5        My wife gave me a birthday party, when I</p> <p>6        was 70 years old, and I had people turning around in</p> <p>7        my parking area looking for this place. My brother</p> <p>8        is a photographer that takes care of the sports</p> <p>9        events. And, when I talked to him, he says, They</p> <p>10       don't tell anybody how to get there. They just tell</p> <p>11       them where it is. So that's up to the individuals.</p> <p>12       So what is your planning with all of this,</p> <p>13       other than harass the neighbors?</p> <p>14       That's all I need to say. But we need some</p> <p>15       answers.</p> <p>16       MS. RIMEL: Kim Rimel. I noticed that</p> <p>17       you had mentioned that this may be in the future,</p> <p>18       but you said eventually at one point you might put</p> <p>19       in a more permanent structure between the fields to</p> <p>20       allow for a bathroom or bathroom facilities.</p> <p>21       My question here is, there's no</p>	<p style="text-align: right;">Page 28</p> <p>1        And, also, if they have to put in septic</p> <p>2        lines and waterlines, exactly how this is going to</p> <p>3        affect our property assessments as for the value of</p> <p>4        our property? Is that going to go up? And also</p> <p>5        with the property taxes going up. And, well, I</p> <p>6        guess that's it.</p> <p>7        MS. SMITH: She actually asked the</p> <p>8        property tax question. I was going to ask the</p> <p>9        property tax question too.</p> <p>10       MR. SNEE: Do you want to talk about</p> <p>11       how that septic may work?</p> <p>12       MR. GLIDDEN: Sure. As part of the</p> <p>13       design and review and approval process, we will have</p> <p>14       to go out and do perc tests in this area. We've</p> <p>15       identified this area as a potential area for a</p> <p>16       septic field. We don't know if that's going to work</p> <p>17       yet or not.</p> <p>18       MS. SMITH: What happens if it doesn't?</p> <p>19       MR. GLIDDEN: That's something we'll</p> <p>20       have to determine with the health department. So</p> <p>21       the health department, actually they will run the</p>
<p style="text-align: right;">Page 27</p> <p>1        city -- there's no county waterline, there's no</p> <p>2        county septic line. So I see you have that draining</p> <p>3        field that is located in land that you do not</p> <p>4        currently lease. It's just there as a possible</p> <p>5        drain field.</p> <p>6        And I wanted to know how you're going to</p> <p>7        line -- if this is going to be your drain field and</p> <p>8        -- because there are numerous -- I live there, like</p> <p>9        that gentleman stated, so we know.</p> <p>10       And there's streams, underground springs.</p> <p>11       There's all kinds of -- the water table is actually</p> <p>12       very high in Aldino Road.</p> <p>13       So are you going to line this septic field</p> <p>14       in the land that you don't currently lease? Is</p> <p>15       there going to be, you know, protection?</p> <p>16       Because my concern is that this septic is</p> <p>17       going to leach into the groundwater and potentially</p> <p>18       contaminate everybody's well. Everybody around</p> <p>19       there is well water, you know. And everybody has a</p> <p>20       septic system. And I'm very concerned about that as</p> <p>21       well as the traffic.</p>	<p style="text-align: right;">Page 29</p> <p>1        tests. So the state health department -- Harford</p> <p>2        County office of the state health department will</p> <p>3        run these tests.</p> <p>4        MS. SMITH: And it's going to be -- is</p> <p>5        it -- the park itself is county owned, correct?</p> <p>6        MR. GLIDDEN: No.</p> <p>7        MS. SMITH: County leased.</p> <p>8        MR. GLIDDEN: No.</p> <p>9        MS. SMITH: So is it county run?</p> <p>10       MR. GLIDDEN: Cedar Lane Sports</p> <p>11       Foundation is a private entity, a nonprofit entity</p> <p>12       that is leasing this area and, if this percs, will</p> <p>13       lease that area as well. And they will operate this</p> <p>14       park on this property.</p> <p>15       MS. SMITH: So if it doesn't perc</p> <p>16       you're just staying with the porta potties and not</p> <p>17       the septic with the building?</p> <p>18       MR. GLIDDEN: That is a possibility.</p> <p>19       Yes. That is something we have to work out with the</p> <p>20       health department. They have to review and approve</p> <p>21       this. And nothing can happen with regard to septic</p>



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1 or the porta potties without the health department's  
2 approval.

3 MR. AUER: My name is Jamie Auer, 3371  
4 Aldino Road, Churchville, Maryland 21028. So my --  
5 my wife just got here, and she's the smart one.

6 You guys don't really know much other than  
7 the designer and the gentleman who works for the  
8 foundation who isn't saying much. Is that correct?

9 It's just to get our voices out to be into  
10 the record so you can eventually answer these  
11 questions later on?

12 MR. SNEE: Actually, this is a concept  
13 plan only. And the community input meeting was put  
14 in place by Dion Guthrie and Jim McMahan probably  
15 ten years ago, and it was meant to get the dialogue  
16 going at the very start of the process rather than  
17 waiting to the submission for DAC and the DAC  
18 hearing.

19 MR. AUER: We have these things where I  
20 work, and they never work. But it's at least  
21 somebody to get a voice out.

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1 is pretty -- we -- we -- those gates are only open  
2 at Cedar Lane if we're there. It's being  
3 supervised.

4 MS. AUER: There's lot of ways around  
5 your --

6 MR. McHUGH: I know there is, but we do  
7 what we can do. Our intention is to put the berm to  
8 make it more physically appealing to everybody  
9 around instead of having a parking lot --

10 MR. AUER: To draw more people in.

11 MR. McHUGH: -- and then put some type  
12 of fencing on the top of that berm to secure the  
13 area and still gate it as we have in the past by a  
14 gate.

15 MR. AUER: And track it like Cedar is  
16 so people can come use it during the day to exercise  
17 and all that?

18 MR. McHUGH: No. Uh-uh. This will be  
19 -- I'm going to go -- so everybody understands, last  
20 year we used Cedar Lane for 12 weekends. The two in  
21 March actually got snowed out, and we didn't start

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1 So my property, if I'm guessing this right,  
2 is back here. Yeah, there's my name. There you go.  
3 So your septic field right here is backed right  
4 against my property, which this is marsh and this is  
5 marsh and wetland.

6 And Carsin's Run, which is man-made  
7 somewhere, runs through my back property. So  
8 whatever would fall this way, to include the septic,  
9 is just going to keep flowing up into my property as  
10 I see it. Again, my wife is the smart one. I'm  
11 not.

12 With the fencing that you have proposed to  
13 come around, what is that? Because I know the  
14 security of Cedar Lane field due to my job. Now am  
15 I going to deal with the same issues that you have  
16 there at night, that we've dealt with at Cedar Lane.

17 MR. McHUGH: What issues are those?

18 MR. AUER: The actual trespassing, the  
19 wonderful teenagers that like to come hang out, the  
20 other incidences that you've had there.

21 MR. McHUGH: I think our track record

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1 until June over there -- and we did run a lot of  
2 weekends in June, and I'm sure it wore out  
3 everybody's patience -- and then some at the end of  
4 October and November.

5 We're scheduled for 15, and two of them  
6 have already happened for this year. So the March  
7 ones actually happened. And, again, they're weather  
8 dependent.

9 So I think of those 15 weekends, two of  
10 those were one-days. So actually it's not both  
11 days. None are multiple days beyond the Saturday,  
12 Sundays. It never involves a Friday or a Monday or  
13 a Thursday. So that there is --

14 So if you're thinking that we're now going  
15 to a seven-day-a-week venue, that's not happening.  
16 It's still going to be an extension of what we do at  
17 Cedar Lane and basically an overflow of our success  
18 we've had at Cedar Lane.

19 So to give you some of those answers -- I  
20 know you're not getting many answers but that is  
21 some of the answers to fill in the blanks for that

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<p style="text-align: right;">Page 34</p> <p>1 part of it, because you-all have to be wondering</p> <p>2 that.</p> <p>3 Is this just multiplying the traffic? Is</p> <p>4 it more days? It's not. We will secure that front.</p> <p>5 Our goal is we want to make sure we don't --</p> <p>6 We have the fields there already. We've</p> <p>7 been there for eight years. We're looking to do</p> <p>8 some improvements on the entrances and the roadways</p> <p>9 in.</p> <p>10 We're hoping to keep a similar-type parking</p> <p>11 environment that we have now that's worked for us</p> <p>12 and then, along with the berming, just make it more</p> <p>13 appealing, so you're not seeing a huge parking lot</p> <p>14 and a draw that can be a negative.</p> <p>15 And it will be securely fenced so that</p> <p>16 nobody can access it. So we hope to have no</p> <p>17 problems.</p> <p>18 MR. AUER: Have you -- has there been</p> <p>19 an idea of other places to choose, other than making</p> <p>20 this a permanent thing, out of curiosity?</p> <p>21 The equestrian center is getting shut down</p>	<p style="text-align: right;">Page 36</p> <p>1 saying "15 weekends" like it's nothing. That's a</p> <p>2 lot to us already.</p> <p>3 MR. SNEE: Just one at a time please.</p> <p>4 MR. AUER: When you're talking with</p> <p>5 different things, like the soccer tournaments and</p> <p>6 stuff too, you're drawing more in every day because,</p> <p>7 Oh, we have this wonderful soccer park.</p> <p>8 So you can't facilitate what you have now</p> <p>9 in the park that you've already arranged. So you're</p> <p>10 growing out to here.</p> <p>11 So now when you say to the people, Don't</p> <p>12 worry, because we have Cedar Lane Park II that you</p> <p>13 can come to, and at what point does that turn into</p> <p>14 the giant park and you need to develop it even more?</p> <p>15 MR. McHUGH: There's no plan for that</p> <p>16 right now.</p> <p>17 MR. AUER: Well, there's never plans</p> <p>18 for it. My boss has a plan on giving me a raise.</p> <p>19 MR. McHUGH: I'm just telling you the</p> <p>20 truth. Like you said, if we want to do anything,</p> <p>21 we're right back in this room proposing an expansion</p>
<p style="text-align: right;">Page 35</p> <p>1 eventually and making them a huge horse park, so the</p> <p>2 farm fair is no longer going to be there. So you're</p> <p>3 going to have a big, open property there to do</p> <p>4 nothing with.</p> <p>5 MR. McHUGH: We use these fields. We</p> <p>6 use -- our Cedar Lane -- we use this facility. We</p> <p>7 use a facility in Cecil County. We use a facility</p> <p>8 at Maryland Polo Grounds. We're always looking for</p> <p>9 more. I don't know if an alternate is the right</p> <p>10 word to use for this. We've been here -- we're</p> <p>11 going on our ninth fall.</p> <p>12 MR. AUER: And is this something that's</p> <p>13 going to be turned into a nighttime --</p> <p>14 MR. McHUGH: No lights. Absolutely no</p> <p>15 lights. This is -- again, this is an extension of</p> <p>16 what we do at Cedar Lane. It's for tournaments,</p> <p>17 it's for special events, and we're there on a</p> <p>18 limited basis and will continue to be there on a</p> <p>19 limited basis.</p> <p>20 MS. SMITH: You're holding us hostage.</p> <p>21 For 15 weekends we can't even get out. You're</p>	<p style="text-align: right;">Page 37</p> <p>1 to you. We're not here yet.</p> <p>2 MR. AUER: Well, again, I'm new to</p> <p>3 this. It's us just voicing our opinions.</p> <p>4 MR. McHUGH: Right. I understand.</p> <p>5 MR. AUER: I voice my opinion a lot,</p> <p>6 and I get shut down a lot. It doesn't make me feel</p> <p>7 better.</p> <p>8 MR. McHUGH: I'll add one more thing.</p> <p>9 Internally I can tell you the structure of the</p> <p>10 tournaments and the reason we're spreading out more</p> <p>11 is so that we don't put as much traffic problems in</p> <p>12 one area.</p> <p>13 We've had, as you-all know, a lot of people</p> <p>14 coming in, a lot of people leaving in huge groups.</p> <p>15 We're backing off on the number of teams that are</p> <p>16 going to be involved at each site.</p> <p>17 That's why we're expanding more. And so</p> <p>18 people can come in, flow in early morning in there</p> <p>19 and slowly trickle out as opposed to what the</p> <p>20 numbers you've seen on the road.</p> <p>21 There will be less numbers on the roads</p>

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<p style="text-align: right;">Page 38</p> <p>1 there this year than there were last year.</p> <p>2 MR. AUER: On a light day to go a half</p> <p>3 mile will take you 45 minutes on Mahan Road easy,</p> <p>4 not to mention the numerous studies for traffic</p> <p>5 accidents that occur at 22 and Mahan.</p> <p>6 Now, with that, you're saying it's out of</p> <p>7 your hands for traffic, to put in a light or</p> <p>8 something that's going to have to occur or</p> <p>9 something.</p> <p>10 MR. GLIDDEN: As part of the review</p> <p>11 process, a traffic study will be done, and the</p> <p>12 Department of Public Works will determine initially</p> <p>13 what intersections will have to be studied.</p> <p>14 And then the traffic engineer will have to</p> <p>15 study those intersections to determine what the</p> <p>16 impact will be to those intersections.</p> <p>17 And then the county will have to approve,</p> <p>18 agree with that and tell them -- and agree to</p> <p>19 mitigate -- how to mitigate the impacts at those</p> <p>20 intersections. That's the process.</p> <p>21 MR. AUER: Why hasn't there been one</p>	<p style="text-align: right;">Page 40</p> <p>1 door neighbor, I've tried to get her paper and mail.</p> <p>2 I walk a short distance every day. I'm scared to</p> <p>3 walk on Aldino Road anymore.</p> <p>4 I usually take a little bag to put their</p> <p>5 mail in. I had it in this hand one day, and</p> <p>6 somebody come by so close it sucked that bag out and</p> <p>7 stuck to the front of the car.</p> <p>8 I've been thinking about getting me about a</p> <p>9 6-foot pole and carrying it in my hands with a nail</p> <p>10 on each end so I can rake the side of the vehicle</p> <p>11 down, if they get too close to me. Aldino Road is</p> <p>12 getting to be a dangerous road.</p> <p>13 I think we're putting the cart before the</p> <p>14 horse here. They say, We're going to have this</p> <p>15 meeting. And then we're going to do a traffic</p> <p>16 study. And then we're going to see if the ground</p> <p>17 percs. And, if it don't, they're going to have to</p> <p>18 find another alternative. So why don't they figure</p> <p>19 all that out before they get us in here?</p> <p>20 They're going to get us all in here and</p> <p>21 tell us all this, and it's only going to change if</p>
<p style="text-align: right;">Page 39</p> <p>1 done yet?</p> <p>2 MR. SNEE: As I thought I stated at the</p> <p>3 beginning, it is done in concert in the actual</p> <p>4 submission to the Development Advisory Committee,</p> <p>5 which is probably 60 days away.</p> <p>6 This is the very first thing that we have</p> <p>7 to do in order to start that process, is meet with</p> <p>8 the community, listen to your concerns before we</p> <p>9 even go down that road, sir.</p> <p>10 MR. MAYS: Jim Mays, 3510 Aldino Road,</p> <p>11 Churchville, Maryland 21028.</p> <p>12 Let me say one thing. This is what they</p> <p>13 call a CYA meeting. It's done by law because they</p> <p>14 used to put in something and everybody was unhappy</p> <p>15 about it. Then they had to change it, and they</p> <p>16 didn't like it.</p> <p>17 For you who don't know what CYA is, it's</p> <p>18 cover your ass. Okay. We wouldn't be here right</p> <p>19 now if it wasn't by law, because this is an expense</p> <p>20 on them.</p> <p>21 I too have problems with traffic. My next</p>	<p style="text-align: right;">Page 41</p> <p>1 that don't work.</p> <p>2 UNIDENTIFIED SPEAKER: They've been</p> <p>3 there eight years. Do you think we're going to</p> <p>4 change what's already been going on for eight years?</p> <p>5 MR. MAYS: No. You're in the state of</p> <p>6 Maryland. Do you remember what the governor said?</p> <p>7 He said, If you don't like it, move.</p> <p>8 If you want to get onto traffic, let's go</p> <p>9 to Dixie Construction. You got some heavy equipment</p> <p>10 that comes out of there, and they're in a hurry to</p> <p>11 get to work.</p> <p>12 And you take a vehicle and a big piece of</p> <p>13 equipment that's up to 170,000 pounds whipping down</p> <p>14 Aldino Road at 60 mile an hour. They come up on the</p> <p>15 bikers and someone else is coming the other way, so</p> <p>16 now he's got a choice. He either runs over a dozen</p> <p>17 bikers or he heads on into another vehicle coming</p> <p>18 his way. It's going to happen sooner or later.</p> <p>19 You've got State work shop. They use</p> <p>20 Aldino Road as a shortcut to 95, 40 and all that.</p> <p>21 So there's always trucks and equipment running up</p>

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<p style="text-align: right;">Page 42</p> <p>1 and down there. You also got school buses with 2 children on them. You got a bike route. No 3 shoulders. 4 Every time they resurface Aldino Road, they 5 raise it four more inches which means your ditch is 6 four more inches deeper. There's nowhere to go. 7 Somebody is going to get killed on that road. I 8 hope it ain't me. 9 You got airport traffic. I've been here 43 10 years and it gets heavier every year and noisier. 11 And now they're going to expand that with new 12 runways and double-engine turbines. Ever hear one 13 of them screaming off. 14 And then you got the people that live here. 15 I've been here a long time. They moved out here 16 because it was country living. It ain't country 17 living no more. 18 And you get the people who don't want to 19 come through Aberdeen anymore because it's jammed 20 up. So they come around, cut down Aldino Road and 21 come out in Churchville, either that or they're</p>	<p style="text-align: right;">Page 44</p> <p>1 dogs, and we'll draw straws on which one of them 2 gets killed first. It's just a matter of time. 3 The water -- especially where you're just 4 talking about the septic reserve, and that's what he 5 was talking about backing up to his property -- I 6 walked all this property. I have for 40 years. I 7 know all the percs. Right across Aldino Road 8 there's 6,000,000 gallons of water in an aquifer 9 there that they had to test because they was going 10 to put a golf course there. 11 As far as I'm concerned it's all wetlands 12 here, everywhere. If you'll come and leave your 13 boots on, we'll take a walk one rainy day. 14 There's 640,000 gallon of water come off my 15 house every year. Do you know where it goes? Right 16 towards the airport. You can't restrict the free 17 flow of water, so it's going to keep going there. 18 That's just one. 19 You do that parking lot -- you told me they 20 was thinking about asphaltting part of the parking 21 lot or whatever they had to do. That's a problem</p>
<p style="text-align: right;">Page 43</p> <p>1 straight on 155 so they can bypass all that mess. 2 Perc tests. They did 864 acres of your 3 perc tests. They got 18 percs. That field over 4 there -- matter of fact, they had to shut Aldino 5 Road down not too long ago right at the airport 6 because so much water was flowing down through 7 there. It ran out over the road. 8 You're going to let the water go wherever 9 it went before, right? 10 MR. GLIDDEN: We're required by law to 11 mimic the existing drainage pattern. 12 MR. MAYS: If it can't handle the water 13 it's got now, how is it going to handle more water? 14 You're building a parking lot for 800 cars. 15 I assume you're building that because you expect 800 16 people here. 17 If you'd like to be out -- matter of fact, 18 you can come over to my house one weekend, and we'll 19 stand there at Aldino Road with 800 cars coming in 20 or going out and Dixie is running and bicycles are 21 bicycling, there are people jogging or walking their</p>	<p style="text-align: right;">Page 45</p> <p>1 they're having in all the cities now. They got so 2 much concrete and asphalt and you're having water 3 running off it. 4 So we got a water program, we got a septic 5 problem, we got a traffic problem. You guys don't 6 live here. We do. It's getting progressively worse 7 as time goes by. 8 The people on the sod farm always been good 9 to me. Got no complaints. I know they're trying to 10 run a successful business. I know what it takes to 11 run a business. But you also got all of these 12 people. 13 And Carsin's Run Road -- well, if you can 14 call it a road -- it's more like something a farmer 15 that runs his equipment down to get to a different 16 field. It's all busted up. The water 17 flows -- every time we get a hard rain all the roads 18 in that direction are under water. 19 We are contributing to the problem, and I 20 don't see any easy out. You and him and him, you're 21 going to do your job and then you're gone. We got</p>

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<p style="text-align: right;">Page 46</p> <p>1 to live with it. Our children has got to live with 2 it, either that or do like the governor says and 3 move. 4 That's all I got to add to it. Thank you. 5 MS. AYRES: My name is Sandra Ayres, 6 A-Y-R-E-S. I live at 3627 Aldino Road. I live 7 right on the corner of Aldino Road and Carsin's Run 8 Road. That's where my one driveway comes out. 9 How would you all like to get out of that 10 driveway every weekend? God help if my house would 11 catch on fire. God help if I would ever need an 12 ambulance. Maybe the airport could come get me. 13 Not quite sure. 14 My other driveway comes out on Carsin's Run 15 Road. So what choice do I have? Never go anywhere? 16 I don't think you-all have the right to do that to 17 the people that own the property in this area. 18 You've had that property for eight years. 19 Did any of you bother to come and ask any of us how 20 it is or what we are living with, what we're going 21 through, the rudeness of the people, the noise</p>	<p style="text-align: right;">Page 48</p> <p>1 to the point I let them stop and get in my driveway 2 so they don't get run over as long as they don't 3 fall and sue me. That's my agreement with them. 4 This is -- yes, it's country. Yes, I 5 raised kids. Yes, my kids played sports. My 6 grandchildren play sports. And, yes, kids need 7 things to do. But, dear God, somebody needs to look 8 at this situation a whole lot longer. 9 Carsin's Run Road, I don't know what you 10 think you're going to do with that. It should just 11 be -- just call Dixie and have them come over with 12 one of their machines and just plow it up. There 13 are no shoulders. All the water runs to the ditches 14 now and floods everywhere. I feel sorry for these 15 people back here for what they put up with. 16 I got enough of my own. Thank God my house 17 sits up a little bit. The county doesn't do 18 anything to it. Occasionally they get there to plow 19 and then plow it all in my driveway. 20 I just think you've all -- you're 21 disrespecting your property owners around you</p>
<p style="text-align: right;">Page 47</p> <p>1 constantly from early in the morning until late? 2 Nobody asked any of us. You just took it over. 3 Mr. Barberry, you're my neighbor. I 4 understand you have a living to make. I have 5 nothing against you at all. 6 But the planning for this was terrible, and 7 it's not going to get any better. I work for a 8 local government. I know what it's like. It's 9 there. You're not going to move it now. 10 It's never going to get moved unless it 11 washes away, which it could. It could really 12 because a lot of those fields when it rains hard -- 13 and he knows because his sod gets watered really 14 well and so does Carsin's Run Road and so does 15 Aldino Road. 16 The intersection where I come out, it 17 floods all the time. My ditch can't handle it, my 18 neighbor's ditch can't handle it and the neighbors 19 on down. 20 We have bicyclists everywhere. I feel 21 sorry for those crazy people that ride on that road,</p>	<p style="text-align: right;">Page 49</p> <p>1 already for eight years. Do I really expect you to 2 do any better? No, I really don't. It's all about 3 that good-old money. Heck with what our tax dollars 4 are for. They just go on out the door. 5 I am very upset about this. And why after 6 eight years are we just being invited to a meeting? 7 Who were we before? Nobody. What happened? I 8 would like to have an answer to that. 9 MR. SNEE: So I understand that the 10 prior administration ended. And when the new 11 administration came onboard through the Department 12 of Planning and Zoning, they asked us to go through 13 the DAC process to bring this in compliance with all 14 applicable codes as of 2016. And that's what we're 15 doing. 16 MS. AYRES: I don't understand why it 17 wasn't shut down in the previous administration. 18 MR. PETERSON: My name is Dave 19 Peterson, 3500 Aldino Road, Churchville. 20 I'm not adjacent, but I'm very familiar 21 with the problems in the area. I'm very familiar</p>

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1 with Harford County Investors from the time Charlie  
2 Spaulding bought up all the property and started  
3 trying to develop everything.

4 I have three questions or points. First,  
5 you're talking about buildings on here and so on.  
6 Is the lease forever?

7 MR. SNEE: No.

8 MR. PETERSON: Well what are the  
9 conditions of the lease? How long does it run?

10 MR. SNEE: The lease is being  
11 renegotiated right now. It calls for a ten-year  
12 term.

13 MR. PETERSON: That's a "no" answer.  
14 Those of you who have a map, in the little inset up  
15 in the corner you see that little yellow place that  
16 says "Harford County Airport"? Do you see the  
17 little dotted line there? That's the east-west  
18 runway that is paved currently. They do land north  
19 and south.

20 Are you aware that Harford County Airport  
21 just went through this process and got an update to

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1 legally precluded from doing anything. They're only  
2 allowed to do something if it goes to appeal.

3 And then you go through the appeal process,  
4 and you have judges that are going to go back and  
5 say, Have they done all the legal stuff? If they  
6 have, it's a done deal.

7 We used to have that, when we did testify  
8 for other things earlier. It went to the council.  
9 They're the people that have the power and authority  
10 to say, No. It doesn't go there anymore.

11 The law has no feeling for people. You  
12 would be best -- instead of coming to these meetings  
13 and helping them to fulfill some of the  
14 requirements, you would be best to write or call or  
15 talk to your council people.

16 MS. RIMEL: Kimberly Rimel. I have  
17 some very good cellphone pictures that I would like  
18 to send to you so that if you can print them off so  
19 you will have something to show the people. I will  
20 just show you.

21 This is after the winter, when we had a

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1 that airport which includes a new north-south runway  
2 enlarged, lengthened, expanded in order to enable  
3 more traffic and more heavier aircraft to land?

4 And if you're coming off the south end of  
5 that runway, you're going right across these fields.  
6 And if you look up statistics for airplane crashes,  
7 a lot of them happen on take off.

8 Third point or question. What Mr. Mays so  
9 eloquently said, What you say and do here doesn't  
10 mean a dang thing.

11 We went through this with the airport. We  
12 went through this with a number of things that Mr.  
13 Spaulding wanted to do. They have purposely changed  
14 everything.

15 Well, you could ask, since this has to go  
16 to Harford County, why there are no Harford County  
17 councilmen here?

18 Because they have changed everything to  
19 make it a legal process. If they go through all of  
20 the legally required things, it's a done deal. And  
21 they're not required to -- or they're not -- they're

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1 heavy snow. The grounds were already saturated.  
2 This is my mother's property here. This is the  
3 neighbor. It's almost like it's trying to make a  
4 creek. And this is the -- again, that is another  
5 picture.

6 This is the standing water. And the water  
7 table is just too high and -- that's the standing  
8 water. This is just the ground water. I mean, the  
9 ground gets saturated. There's no place for the  
10 water to go.

11 MR. SNEE: If you want to email those  
12 or text those to me, I'll be happy to put them in.

13 MS. RIMEL: Thank you.

14 MR. SNEE: You're welcome.

15 MR. HESS: Kevin Hess. I'm  
16 representing the airport. 3538 Aldino Road.

17 Most of the airport concerns have already  
18 been brought up. You did say there is no plans for  
19 lighting. That was one of my questions as far as  
20 obstructions and light poles and stuff.

21 Now in the past they have used some

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1 portable lighting out there, have you not?  
2 (Community response.)  
3 MR. BARBERRY: Mike Barberry, 3603  
4 Aldino Road, Aldino Sod Farms.  
5 The portable lighting that has been used on  
6 those fields are only for the use of Legends of the  
7 Fog, and we are open seven weekends in late  
8 September through October.  
9 MR. HESS: That was my one question.  
10 As the other gentleman brought up, everybody knows  
11 that the primary runway will be approaching and  
12 parting directly over the fields.  
13 I want that to be on the record. It  
14 doesn't effect what we do directly but it is there  
15 and will be a primary runway for people landing and  
16 taking off.  
17 You-all handled the traffic. Those are my  
18 only comments. I was worried about the  
19 obstructions. I want to be on record that that is  
20 our runway and will become our only runway over the  
21 next couple of years.

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1 MR. SNEE: Thank you.  
2 MS. SMITH: Shelly Smith. I have one  
3 question for the airport. The skydivers, where are  
4 they going to be landing? Are they still going to  
5 be landing in the field, in that field across the  
6 street from me?  
7 MR. HESS: They should never land  
8 there. I mean, they land at the airport.  
9 MS. SMITH: I see them popping up over  
10 my house. I just wondered where they landed.  
11 MR. HESS: Skydivers, as far as winds,  
12 they pop directly over the airport and fall in the  
13 center of the airport. Depending on which way the  
14 winds are coming, where they drop to the south and  
15 then -- one way or the other they are coming in from  
16 the sides. If they land off airport, it's a  
17 mistake, not a --  
18 MS. SMITH: I've lived on Carsin's Road  
19 my whole life. The planes, I don't even hear them  
20 anymore. I hear the puff. I see them all the time.  
21 The Legends of the Fog, is that still going

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1 to happen?  
2 MR. BARBERRY: I hope so. Yes.  
3 MS. SMITH: Is it still going to be in  
4 the same spot or is it going to --  
5 MR. BARBERRY: It's in the same spot as  
6 it has been. If this facility goes through, I would  
7 be sharing their parking lot.  
8 MS. SMITH: I'm just wondering. That's  
9 15 plus seven now as far as weekends go. Just  
10 checking. Thank you.  
11 MR. SNEE: Any other questions?  
12 MR. MAYS: Jim Mays, 3510 Aldino Road,  
13 Churchville, 21028. We're right here. Okay.  
14 Airport would be right here. That's good.  
15 These two little houses right here, used to  
16 be three there. That land won't perc. I used to  
17 walk my dog every day down the road there.  
18 I stopped. I seen a guy from Harford  
19 County there. I said, What are you doing here? He  
20 said, Well, they're going to build these two homes.  
21 I says, Well, that ground won't perc. Oh, yeah, it

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1 will. I said, No, it won't. I went on home.  
2 Next day I come down. He come out in the  
3 road and met me. He says, You're right. It won't  
4 perc. I said, Well, then I guess you're going to  
5 grandfather it in, which is what they have to do on  
6 older properties.  
7 But right across the road to me is a fellow  
8 who got his grandfathered in. He had to put in a  
9 sand filter. He had a sanitation engineer there all  
10 the time. It cost him, like, \$6,000 to put it in.  
11 These houses have a septic tank that gets pumped  
12 every 30 days. Okay.  
13 I used to be in the restaurant business.  
14 We had grease interceptors had to be pumped every 30  
15 days. And we were checked. Someone from the health  
16 department come for an inspection. They wanted to  
17 know, When's the last time you had it pumped? If  
18 you didn't have a receipt for them, they shut your  
19 business down.  
20 So if that doesn't perc, are you guys going  
21 to do the same thing, put a tank down and pump it

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<p>1 out every 30 days?</p> <p>2 MR. GLIDDEN: That's up to the health</p> <p>3 department.</p> <p>4 MR. MAYS: I don't see how it's going</p> <p>5 to be grandfathered in. It's just something I</p> <p>6 thought you might want to be aware of. Thank you.</p> <p>7 MR. SNEE: Thank you.</p> <p>8 MS. ABSHER: Debbie Absher,</p> <p>9 A-B-S-H-E-R, 839 Carsin's Run Road.</p> <p>10 We'd like to also go on record as</p> <p>11 exhibiting concerns about traffic, littering, and</p> <p>12 people driving on our property, trespassing. It's</p> <p>13 very difficult to get out of our driveways on the</p> <p>14 weekends.</p> <p>15 MS. WESLEY: Leeandra Wesley. I'm at</p> <p>16 545 Carsin's Run, so I'm directly off of that map, a</p> <p>17 little further down.</p> <p>18 Now, I'm a libertarian. I'm all about</p> <p>19 making money and not interfering. It's your</p> <p>20 property. It's your business. I truly believe in</p> <p>21 that. If I want to do something with my property, I</p>	<p>1 don't let it be Monday through Friday. Have</p> <p>2 somebody actually do it on a weekend, when there's</p> <p>3 something going on. Seriously.</p> <p>4 I don't know how you can actually make sure</p> <p>5 that that happens. But when the traffic study is</p> <p>6 done, it needs to be done when the road is in use,</p> <p>7 when there's cars parked in front of there.</p> <p>8 I had a horse that I had to take to the</p> <p>9 vet. I had a horse on a trailer, and I couldn't get</p> <p>10 out of my own driveway for nearly half an hour,</p> <p>11 because no one would let a truck and a trailer out</p> <p>12 in front of them with a horse on a trailer.</p> <p>13 I had a car go through our front yard and,</p> <p>14 well, more specifically through our fence. We had</p> <p>15 to have our fence completely repaired because a car</p> <p>16 came through while there were horses in the field.</p> <p>17 The horses jumped out of the field. And our entire</p> <p>18 fence was taken down and had to be rebuilt.</p> <p>19 I've gone out on the weekends -- I'm a</p> <p>20 trainer, so I'm working out in my ring with the</p> <p>21 horses. And I have had people walking up to the</p>
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<p>1 wouldn't want 50,000 people telling me, No.</p> <p>2 But, with that said, I realize that this</p> <p>3 meeting is probably next to useless, but I'm still</p> <p>4 going to go ahead and tell you the problems that we</p> <p>5 personally have with this business at this time.</p> <p>6 So the road is crumbling. I actually</p> <p>7 contacted the county over this past winter and said,</p> <p>8 Look, this tar and chip is not holding up. The</p> <p>9 edges are crumbling.</p> <p>10 We actually have a car that we take and</p> <p>11 show now. And they're planning to tar and chip</p> <p>12 again in summertime. And even though they asphalted</p> <p>13 all the way up Carsin's Run Road to 22 and they've</p> <p>14 asphalted the Aldino-Stepney, there's only a mile</p> <p>15 and a quarter left of Carsin's Run Road.</p> <p>16 I was told it's too expensive, and they</p> <p>17 plan to tar and chip again. So I truly believe with</p> <p>18 the amount of traffic that is on the road and the</p> <p>19 deterioration of the road mostly from Dixie that the</p> <p>20 road surface desperately needs to be upgraded.</p> <p>21 And when this traffic study is done, please</p>	<p>1 horses in our front yard, touching them, trying to</p> <p>2 feed them treats, stopping on the road. That's a</p> <p>3 lawsuit for me and you.</p> <p>4 If anything happens to those kids, to those</p> <p>5 people that are walking on my property and messing</p> <p>6 with my livestock, that's just a lawsuit waiting to</p> <p>7 happen for everybody.</p> <p>8 So I've had, honest to God, issues with</p> <p>9 that. I've had to ask people to leave, to not touch</p> <p>10 the horses. Every weekend there is trash in my</p> <p>11 horses front field that I've had to make sure they</p> <p>12 don't eat.</p> <p>13 Again, my horses are now -- I have problems</p> <p>14 now with horses trying to eat trash in my front</p> <p>15 field, because people just throw stuff out. Every</p> <p>16 weekend I'm out there cleaning it up.</p> <p>17 We have a gravel driveway. That's another</p> <p>18 part of the problem. We have a gravel driveway, and</p> <p>19 I cannot tell you on the weekends when events are</p> <p>20 going on how often people come in, turn around, hit</p> <p>21 the gas, throw stones at our cars. And we have</p>

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1 decent cars. It's not like we don't. And we have  
2 chips all over our paint now. I yell at them as  
3 they're hitting the accelerator on the way out the  
4 driveway to go out, after they've thrown stones at  
5 our cars. So right now to be able to handle this,  
6 we've got to be able to repave our driveway.

7 Now, when I tried to handle it by putting  
8 cones up, which for some of my neighbors has been a  
9 success, for us it was a miserable failure. We had  
10 the cones run over.

11 I train dressage horses. I have a white  
12 dressage chain I put up. Yeah, that was run over.  
13 The chain was broken.

14 And so whenever -- but if it was actually a  
15 success that we were able to rope off our driveway,  
16 they turned around in our front yard. And it's such  
17 a low water table. We came home and we couldn't  
18 believe it. We took the chain down. We came in the  
19 driveway. We look over, and there's a big donut in  
20 our front yard where somebody decided to turn around  
21 instead.

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1 So I'm now looking at having to put up  
2 fencing. And I'm having to start pricing the  
3 thousands of dollars it's going to cost for me to  
4 plant privacy trees all along the front just so that  
5 somebody can't just turn around in our front yard  
6 like that. It's constant.

7 This is what happens when we try and just  
8 cone off the driveway. I gave up. I honestly did.  
9 I know they'll run over the trees too. But, if I  
10 buy them big enough, maybe not.

11 That's all I have to say. Those are all  
12 the issues that I've had personally.

13 MS. ABSHER: Debbie Absher. I would  
14 also like to add that we actively farm our property,  
15 and the equipment coming in and going out will make  
16 a delay for your folks coming to the fields. It has  
17 in the past, and they didn't appreciate it too much.  
18 There's not enough room for them to go around our  
19 equipment.

20 MR. SNEE: Thank you. Any other  
21 comments?

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1 I appreciate you coming out tonight. We're  
2 going to go ahead and do a summary. It should be  
3 posted within the next couple of weeks to the  
4 Department of Planning and Zoning. That will be  
5 filed then by a DAC submission, and then ultimately  
6 a DAC hearing.

7 The DAC hearings are held the first and  
8 third Wednesdays of the month at 220 South Main  
9 Street, the county administrative building, second  
10 floor. They begin at 9 a.m. I don't set the rules.  
11 I'm just telling you what the rules are.

12 MR. GLIDDEN: I think they're going to  
13 be on the first floor now.

14 MR. SNEE: They've reconstructed the  
15 building. They could be on the first floor.

16 MS. WESLEY: Is there any point in time  
17 where there's a county individual involved in this  
18 at all, or is this all just privately done?

19 MR. SNEE: The community input meeting  
20 law does not require a county official to be here in  
21 attendance. Does not.

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1 MS. WESLEY: Going forward.

2 MR. SNEE: Going forward it will be the  
3 DAC submission. You will have county and state and  
4 federal agencies reviewing the plan that we submit.

5 MS. WESLEY: But no one from the county  
6 there at that time.

7 MR. SNEE: At the DAC hearing they're  
8 all in attendance, all of them.

9 MS. RIMEL: Kimberly Rimel. Will we be  
10 notified, like we were notified about this meeting,  
11 by mail? When they have this DAC meeting will we  
12 also get a letter with the name, address, phone,  
13 time?

14 MR. SNEE: Leigh, just make a note.  
15 We'll send that to the adjacent property owners'  
16 list that we used tonight.

17 UNIDENTIFIED SPEAKER: Only adjacent.

18 MR. SNEE: And anybody that signed in  
19 on that list, we will email it to you or mail it to  
20 you, whatever you put down there. Yes. Anybody  
21 that didn't sign up should sign up before you leave.

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1     **Thank you very much.**  
2             **(Exhibit No. 1, Sign-In Sheet, marked**  
3     **for identification.)**  
4             **(Whereupon the meeting was concluded at**  
5     **7:10 p.m.)**  
6  
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1             **CERTIFICATE OF NOTARY PUBLIC/REPORTER**  
2  
3     **STATE OF MARYLAND**  
4     **COUNTY OF BALTIMORE, to wit:**  
5  
6             **I, Ann M. Lavole, do hereby certify that**  
7     **the within proceedings were recorded**  
8     **stenographically by me and then transcribed from my**  
9     **notes in a true and accurate manner to the best of**  
10    **my knowledge, ability and belief.**  
11            **I further certify that I am not related to**  
12    **any of the parties to this proceeding and have no**  
13    **interest in its outcome.**  
14            **As witness my hand and notarial seal this**  
15    **22nd day of April, 2016, in Lutherville, Maryland.**  
16  
17            \_\_\_\_\_  
18            **Ann M. Lavole**  
19            **Shorthand Reporter**  
20            **My Commission expires:**  
21            **October 17, 2017**

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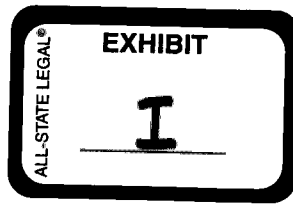
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**DEVELOPER'S RESPONSE**

**CARSIN'S RUN PARK CONCEPT PLAN  
COMMUNITY INPUT MEETING HELD APRIL 12, 2016**

Pursuant to Section 268-20(I.), the Developer files this Response.

The community input for the Carsin's Run Park Concept Plan was held on April 12, 2016, as more particularly described in the Certification of the Community Input Meeting and the transcript of the meeting prepared by Bel Air Reporting attached thereto.

The developer of the Project is Cedar Lane Sports Foundation, Incorporated (the "Foundation"). The developer was represented by John McHugh, the Executive Director of the Foundation. Mr. McHugh explained that the fields at Carsin's Run are used approximately 14 times a year beginning in March and ending in the Fall. Mr. McHugh heard the neighbors' concerns regarding traffic and trash. In response, the Foundation will remind its invitees that the players and their families should be respectful of the neighbors surrounding the Carsin's Run fields. The Foundation will request that the invitees allow the neighbors to exit and enter their properties, not use the neighbors' properties for parking or turning around, dispose of trash appropriately and otherwise respect the neighborhood. Mr. McHugh intends to knock on several neighbors' doors to personally hear from them and respond to their needs. Finally, signs will be posted at Carsin's Run asking attendees to respect the neighborhood.